

Commitment Number: 09NL68260

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

After Recording, Return to:

RETURN TO:
WORLDWIDE RECORDING, INC.
9801 LEGLER RD
LENEXA, KS 66219
1-800-316-4682

Filing Instructions: Section 4
township: 3 South, Range 6 West

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
30620400000005.17

QUITCLAIM DEED

09WR34548

PH
N/A
NA
John Coffin, married to Lisa Coffin, hereinafter grantor, of Desoto County, Mississippi, for \$ 10.00 (Ten Dollars and no cents) and love and affection in consideration paid, grants and quitclaims to John Coffin and Mary Lisa Coffin, Husband and Wife, hereinafter grantees, whose tax mailing address is 8267 Highway 304, Olive Branch, MS, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING DESCRIBED PROPERTY LYING AND BEING SITUATED IN DESOTO COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: A 6.00 MORE OR LESS ACRE TRACT OF LAND BEING LOCATED IN PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI AND IS FURTHER DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 6 WEST; THENCE NORTH ALONG THE HALF SECTION LINE 1012.31 FEET TO A POINT; THENCE SOUTH 87 DEGREES 19 MINUTES WEST 1267.58 FEET TO AN ONE-HALF INCH IRON PIN (FOUND) BEING

THE TRUE POINT OF BEGINNING OF TRACT NUMBER 1; THENCE SOUTH 87 DEGREES 03 MINUTES 22 SECONDS WEST 715.80 FEET TO AN ONE-HALF INCH IRON PIPE (SET); THENCE NORTH 87 DEGREES 21 MINUTES 05 SECONDS EAST 282.33 FEET TO AN ONE-INCH IRON PIPE (SET) THENCE NORTH 03 DEGREES 22 MINUTES 11 SECONDS WEST 715.80 FEET TO AN ONE-HALF INCH IRON PIN (FOUND); THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 110.95 FEET TO AN ONE-INCH IRON PIPE (SET); THENCE NORTH 87 DEGREES 21 MINUTES 05 SECONDS EAST 30 FEET TO AN ONE-INCH IRON PIPE (SET) ON THE WEST SIDE OF A 30 FEET INGRESS-EGRESS EASEMENT; ON THE EAST SIDE OF 30 FEET INGRESS-EGRESS EASEMENT; THENCE SOUTH 03 DEGREES 10 MINUTES 00 SECONDS EAST 825.01 FEET TO THE POINT OF BEGINNING CONTAINING 6.00 MORE OR LESS (261,361 MORE OR LESS, SQUARE FEET) ACRES OF LAND BEING SUBJECT TO ALL CODES, REGULATIONS AND REVISIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD. THIS CONVEYANCE IS MADE SUBJECT TO ALL APPLICABLE BUILDING RESTRICTIONS, RESTRICTIVE COVENANTS, AND EASEMENTS OF RECORD.

BEING THE SAME PREMISES AS CONVEYED IN DEED FROM JOHN COFFIN AND WIFE, MARY LISA COFFIN RECORDED 06/09/2004, BOOK 0474, PAGE 0085 IN SAID COUNTY AND STATE.

COMMONLY KNOWN AS: 8267 HIGHWAY 304, OLIVE BRANCH, MS

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **Official Records Book 047, Page 0085-0086**

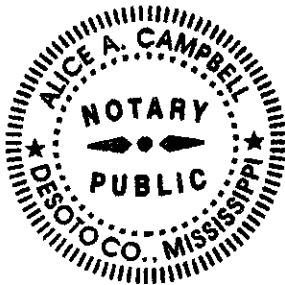
Executed by the undersigned on November 16, 2009:

John Coffin

STATE OF Mississippi
COUNTY OF Desoto

The foregoing instrument was acknowledged before me on November 16, 2009 by **John Coffin**, who is personally known to me or has produced MSDL as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

Alice A. Campbell
Notary Public
Alice A. Campbell



Grantees' Names and Address:

John Coffin and Mary Lisa Coffin
8267 Highway 304, Olive Branch, MS
PH NA/NA
Send tax statement to grantees